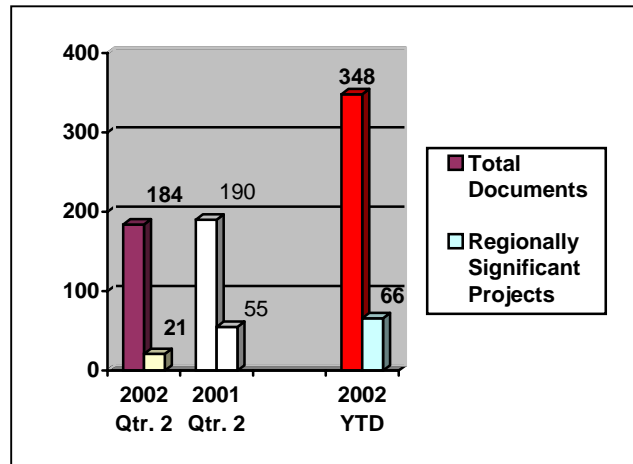


A quarterly
summary on
Development
Activity in the SCAG
Region

IGR BULLETIN

QTR. 2: 2002 IGR ACTIVITY SUMMARY

During the second quarter of 2002, SCAG's IGR Section received, logged and reviewed 184 documents for a variety of projects, programs and plans within the six County SCAG region. This is a small decrease in the total number of documents received over last year for the same quarter.



On average, SCAG's IGR Section receives over 600 documents each year. The graph on the left illustrates the number of total documents received and the number of regionally significant projects. The following is a summary of activity for the second quarter of 2002.

- The majority of documentation received was from Ventura, Los Angeles and Riverside Counties. The documentation was for projects related to public facilities, residential developments, general plan amendments and/or updates.

SCAG's IGR Section is responsible for performing consistency review of regionally significant local plans, projects and programs with regional plans as outlined in SCAG's *Intergovernmental Review Procedures Handbook*.

- Documentation was received for thirteen (13) commercial projects. Six projects represent a development potential of approximately 384,800 square feet of commercial space. No commercial projects of regional significance were received. The largest commercial project will take place in the City of San Dimas. The Costco Commercial Complex is a warehouse/retail and ancillary retail facility consisting of approximately 219,500 square feet of floor area. The majority of the proposed new commercial development will occur in Los Angeles County.
- Staff received documentation on nine (9) industrial projects. Three projects represent a development potential of approximately 135,500 square feet of industrial space. No industrial projects of regional significance were received. The largest industrial project will take place in the City of Oxnard. The industrial project will consist of 14 single story buildings covering 98,000 square feet of industrial space. The majority of the proposed new industrial development will occur in Ventura County.
- Documentation was received for ten (10) mixed-use projects. Eight projects represent a development potential of approximately 2,172,000 square feet of a mix of commercial, office and industrial uses, along with 1,915 residential units. One mixed-use project of regional significance was received. The Corbin and Nordhoff Development Project, located in the City of Los Angeles, will include up to 1,516,000 square feet of mixed-uses, along with 736 residential units. The majority of the proposed new mixed-use development will occur in Los Angeles County.
- Documentation was received for three (3) office projects. Two projects represent a development potential of approximately 69,000 square feet of office space. No office projects of regional significance were received. The largest office project will take place in the City of San Juan Capistrano. The Serra Plaza Office Development consists of two, two-story office buildings totaling 58,000 square feet. The majority of the proposed new office development will occur in Orange County.

QTR. 2: 2002 IGR ACTIVITY SUMMARY, CONT.

- Staff received documentation on forty-five (45) residential projects. Twenty-two projects represent a development potential of approximately 4,150 dwelling units, of which 860 units will be developed for senior citizens. Two residential projects of regional significance were received. The largest regionally significant residential project will take place in Riverside County. The Creekside Project will include 955 single-family units along with 345 multi-family units. The majority of the proposed new residential units will occur in Riverside County.

IGR ACTIVITY – 2ND QUARTER 2002

See pages 3 - 5 for a summary of projects and map of project locations.

Quarterly Activity	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.
TOTAL DOCUMENTS RECEIVED	164	184		
REG. SIG. PROJECTS REVIEWED	45	21		

DOCUMENT TYPE	All Documents	Reg. Sig. Documents
NOP	31	6
DRAFT EIR, EIS, EIR/EIS	36	12
IS/EA, EA	1	1
IS/ND, ND	37	2
IS/MND, MND	21	0
PERMIT	22	0
FEDERAL GRANTS	36	0
TOTAL	184	21

Development Type	All Projects	Reg. Sig. Projects
RESIDENTIAL	45	2
COMMERCIAL	13	0
INDUSTRIAL	9	0
OFFICE	1	0
MIXED-USE	10	2
TRANSPORTATION	10	4
PUBLIC FACILITIES	75	7
GENERAL PLAN	21	6
TOTAL	184	21

Projects By County	All Projects	Reg. Sig. Projects
LOS ANGELES	73	8
ORANGE	19	4
RIVERSIDE	38	6
SAN BERNARDINO	16	2
VENTURA	25	1
IMPERIAL	6	0
OTHER /OUTSIDE SCAG	7	0
TOTAL	184	21

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS **INTERGOVERNMENTAL REVIEW SECTION**



PROJECT DEVELOPMENT SUMMARY

2nd Quarter - 2002



APRIL										
Sub Region	Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig.*	Comments
SGVCOG	LA	Duarte	1. Duarte Affordable Housing		RES	80		20193	N	Fed. Grant - Senior Housing
City of LA	LA	Los Angeles	2. The Coliseum Center		COM		63,590	20180	N	Neighborhood Shopping Center
WRCOG	RIV	Palm Springs	3. Crest Gold Club & Residential Village	703	RES	60		20187	N	Includes golf course and assoc. facilities
CVAG	RIV	La Quinta	4. The Ranch	707	MXU	300	35,000	20188	N	Includes 3 golf courses and 250 rm. Hotel
VCOG	VEN	Oxnard	5. Office Building Development		OFC		11,035	20168	N	Medical Office Building
VCOG	VEN	Oxnard	6. Industrial Building Development		IND		27,029	20169	N	Industrial Building
VCOG	VEN	Oxnard	7. Commercial Building Development	5.3	COM		1,400	20177	N	Used Car Dealership
VCOG	VEN	Simi Valley	8. El Paseo Simi Project	35.4	MXU	370	200,000	20189	N	Res/Com mx. 190 Twnhms, 180 Sr. Apts.
VCOG	VEN	San B'ventura	9. Commercial Building Development		COM		62,000	20195	N	
City of LA	LA	Los Angeles	10. Grand and Venice Housing Project	1	MXU	62		20210	N	Res/Ofc/Inst mix. Low income housing
OCCOG	OR	San Juan Cap.	11. Serra Plaza	5.2	OFC		58,000	20227	N	2 two story office buildings
OCCOG	OR	Orange County	12. Saddleback Meadows	229	RES	299		20232	N	
WRCOG	RIV	Palm Springs	13. Residential Development	29.54	RES	67		20216	N	67 Lot - Planned Unit Development
SANBAG	SB	Upland	14. Alexander Communities	11.2	RES	54		20230	N	54 Lot - Residential Development
VCOG	VEN	Oxnard	15. New Car Dealership		COM		26,818	20211	N	
MAY										
CVAG	RIV	D Hot Springs	16. Desert Hot Springs Senior Housing		RES	80		20239	N	Fed. Grant - Senior Housing
WRCOG	RIV	Corona	17. Corona Senior Affordable Housing		RES	40		20241	N	Fed. Grant - Senior Housing
WRCOG	RIV	Hemet	18. Supportive Housing for the Elderly		RES	75		20243	N	Fed. Grant - Senior Housing
City of LA	LA	Los Angeles	19. Commercial/Industrial Development	21.5	MXU		150,000	20244	N	Com/Industrial mix: 7 buildings
SGVCOG	LA	W. Covina	20. Commercial Development		COM		11,524	20247	N	Two bldgs for a restaurant and bank
WRCOG	RIV	Riv. County	21. Industrial Development	73	IND		12,498	20253	N	Auto transfer/storage facility for 5,500 cars
WRCOG	RIV	Riv. County	22. TTract 29667: Res. Development	105	RES	428		20254	N	428 Lot - Residential Development
City of LA	LA	Los Angeles	23. Palisades Landmark Condo Project		RES	82		20265	N	Townhouse and Condo development
SGVCOG	LA	San Dimas	24. Costco Commercial Complex	23	COM		219,500	20268	N	Warehouse/retail facility with ancillary retail
City of LA	LA	Los Angeles	25. Corbin and Nordhoff Development	44	MXU	736	1,516,000	20273	Y	4 scenarios: Com-Office-Res/Ofc-Res/Com
WRCOG	RIV	Riv. County	26. TTract 30142: Res. Development	166	RES	537		20276	Y	537 Lots, 5 pocket parks and paseos
VCOG	VEN	San B'ventura	27. Residential Development	3.3	RES	214		20260	N	120 single family units, 94 senior units
VCOG	VEN	Oxnard	28. Residential Development	4.35	RES	38		20280	N	Creation of 40 lots to construct 38 units

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS **INTERGOVERNMENTAL REVIEW SECTION**



PROJECT DEVELOPMENT SUMMARY

2nd Quarter - 2002



JUNE										
Sub Region	Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig.*	Comments
SGVCOG	LA	Sierra Madre	29. Sierra Madre Senior Housing SP	1.4	RES	52		20289	N	46 sen. units, 6 multi-fam. units, Spc. Pln.
WRCOG	RIV	Riv. County	30. Creekside Specific Plan	330	RES	1,312		20295	Y	955 single fam. units, 345 multi-fam. units
VCOG	VEN	Oxnard	31. Industrial Development	6.53	IND		96,000	20298	N	14 single story industrial buildings
SBCCOG	LA	Inglewood	32. Morningside Park Senior Villas		RES	60		20299	N	Fed. Grant - Senior Housing
City of LA	LA	Los Angeles	33. San Pedro Senior Apartments		RES	124		20300	N	Fed. Grant - Senior Housing
SGVCOG	LA	Pomona	34. 200 Beaver Court Senior Apartments		RES	80		20312	N	Fed. Grant - Senior Housing
SANBAG	SB	San Bernardino	35. Commercial Road Senior Apartments		RES	75		20313	N	Fed. Grant - Senior Housing
City of LA	LA	Los Angeles	36. Teramichi Seniors Housing Project	1.6	MXU	127	6,600	20315	N	Mixed-Use Senior Housing/Retail Project
City of LA	LA	Los Angeles	37. Marlton Square Project	1.8	MXU	320	140,000	20325	N	140 sfu, 180 sen. units, Com at former SC.
City of LA	LA	Los Angeles	38. Encore Hall Senior Housing	44	RES	106		20329	N	Senior Housing
SGVCOG	LA	San Gabriel	39. Multi-Story Commercial Project	2.2	MXU		124,418	20334	N	Retail, Office, Multipurpose Mix Bldg.
OCCOG	OR	Santa Ana	40. Armstrong Ranch Development	46.9	RES	156		20348	N	156 single family units, Church Facility
SANBAG	SB	Colton	41. Ttract 16289: Res. Development		RES	92		20342	N	92 sfu, Reche Canyon Specific Plan

* Per CEQA Guidelines Section 15206

Docs #: 73629



PROJECT/ DEVELOPMENT LOCATIONS 2ND QUARTER 2002



SOUTHERN CALIFORNIA
ASSOCIATION of GOVERNMENTS



CRITERIA FOR PROJECTS OF REGIONAL SIGNIFICANCE

Criteria 1-12 are recommended for use by the California Environmental Quality Act (CEQA) Guidelines, Section 15206. Criteria 13-22 reflects SCAG's mandates and regionally significant Projects that directly relate to regional policies and strategies are contained in the RCPG and the RTP.

MINIMUM CRITERIA LIST

CEQA REQUIREMENTS

1. A proposed local general plan, element, or amendment thereof, for which an EIR was prepared.
2. A proposed residential development of more than 500 dwelling units.
3. A proposed shopping center or business establishment employing more than 1,000 persons or encompassing more than 500,000 square feet of floor space.
4. A proposed commercial office building employing more than 1,000 persons or encompassing more than 250,000 square feet of floor space.
5. A proposed hotel / motel of more than 500 rooms.
6. A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or encompassing more than 650,000 square feet of floor area.
7. A project that would result in the cancellation of a Williamson Act Contract for any parcel of 100 or more acres.
8. A project for which an EIR was prepared and which is located in and substantially impacting an area of critical environmental sensitivity. This includes the California Coastal Zone.
9. A project that would substantially affect sensitive wildlife habitats such as riparian lands, wetlands, bays, estuaries, marshes, and habitats for rare and endangered species.
10. A project that would interfere with the attainment of regional water quality standards as stated in the approved areawide wastewater management plan.
11. A project that would provide housing, jobs, or occupancy for 500 or more people within 10 miles of a nuclear power plant.
12. A project that has the potential for causing significant effects on the environment extending beyond the city or county in which the project would be located.

TRANSPORTATION

13. Construction or expansion of freeways; state highways; principle arterials; routes that provide primary access to major activity centers, such as amusement parks, regional shopping centers, military bases, airports, and ports; goods movement routes, including both truck routes and rail lines; intermodal transfer facilities, such as transit centers, rail stations, airports, and ports; and fixed transit routes, such as light and heavy rail, and commuter rail.

PUBLIC SERVICES/UTILITIES

14. New or expanded electrical generating facilities and transmission lines.
15. Petroleum-related recovery operations, storage facilities or expansion of existing facilities and pipelines that are part of a regional or national distribution system.
16. Flood control projects, dams, reservoirs or debris basins on or affecting a major body of water that has a tributary area of 20,000 acres at the county line; or facilities on a drainage course having a tributary basin of 50,000 acres and draining directly into the ocean.
17. Regional water management plans.
18. Sewage treatment facilities with a capacity of 750,000 gallons per day, of the expansion of an existing facility by that much, and any proposed interceptor.
19. Water treatment facilities with a capacity of 225,000 gallons per day, or the expansion of an existing facility by that much, and proposed major arterial water mains.
20. Proposed solid waste disposal sites in excess of 40 acres or the expansion of these facilities by 40 acres.
21. Regional waste management plans.

OTHER PROJECTS

22. Air quality regulatory plans.

For additional
information on the
Playa Vista Project
visit their web site
at:
www.plavavista.com

PLAYA VISTA UPDATE

The preparation of a Draft Environmental Impact Report (EIR) for the Second Phase of the Playa Vista Project is currently on hold. The Project consists of the remaining areas of the Playa Vista Property not previously approved for development by the City of Los Angeles. As currently proposed, the Project involves the potential development of over 9,000 residential units, over two million square feet of new or replacement office space, light industrial or similar uses. The Project would also include over 500,000 square feet in retail and community service space, 750 hotel rooms, along with the realignment of Culver Boulevard. The proposed mixed-use community, which encompasses 723 acres, could potentially be reduced in size and scope.

According to Sue Chang, Planner, City of Los Angeles, representatives from the Trust for Public Land (TPL) are negotiating the purchase of additional open space within the Project area. "Officials from Playa Vista and TPL are waiting on a land appraisal for the additional open space", stated Ms Chang.

If the purchase of the open space is successful, the size of the current Project would be reduced, and it would be necessary to start over with the environmental documentation process. A new Notice of Preparation for a Draft EIR could be issued toward the end of the year. If, however, the purchase of the additional open space is not successful, then the current EIR would be completed and released for public comments in a few months.

PROPOSED DESERT DEVELOPMENT

An article in the May 2002 issue of *Architectural Record* outlines a proposed new development in the desert. North of Palm Springs and Rancho Mirage, near the Joshua Tree National Monument, California Intelligent Communities is in the early stages of planning 9,000 acres into 7,000 residential units, three hotels, two country clubs, a three million square foot technology center, and a university facility. Development of the "Joshua Hills" project is scheduled to break ground in 2004. The proposal, according to the article, has raised the concerns of local conservationists. Planners for Riverside County are aware of the proposed development, however, there has been no formal submittal of the project.

RIVERSIDE COUNTY GENERAL PLAN

The IGR Section received a Notice of Preparation (NOP) to prepare a Draft Environmental Impact Report (EIR) for the Riverside County General Plan. The General Plan will describe the projected growth and development within Riverside County over the long term. The Plan is part of the Riverside County Integrated Planning Project (RCIP) process, which consists of three coordinated plans to determine future planning, transportation, and conservation needs for the County. The Draft EIR will evaluate a range of alternatives to the General Plan that addresses various development scenarios. Public comment on the NOP ended June 30, 2002. Release of the Draft EIR for public comment, and the public meetings will be announced in the local news media, as these dates are established.

ABOUT OUR ORGANIZATION

SCAG's Intergovernmental Review (IGR) Section is part of the Department of Performance Assessment and Implementation. The IGR Section is responsible for performing consistency review of regionally significant local plans, projects and programs with regional plans as outlined in SCAG's *Intergovernmental Review Procedures Handbook*. Projects are reviewed for consistency with the Regional Comprehensive Plan and Guide (RCPG) and the Regional Transportation Plan (RTP). A determination is made of the appropriate RCPG and RTP core and ancillary policies that apply to the specific project being reviewed. Project documents are reviewed and an assessment is made on whether the project is consistent with or supports those specific policies.



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